



**STATE OF TENNESSEE
DEPARTMENT OF FINANCE AND ADMINISTRATION
DIVISION OF REAL PROPERTY ADMINISTRATION
WILLIAM R. SNODGRASS TENNESSEE TOWER, 22ND FLOOR
312 EIGHTH AVENUE NORTH: NASHVILLE, TENNESSEE 37243**

**DAVE GOETZ
COMMISSIONER**

**PH (615) 741-4221
FAX (615) 741-7599**

**CHARLES GARRETT
ASSISTANT COMMISSIONER**

July 30, 2007

Re: Tr. 07-01-028
Newbern Armory

Dear:

Enclosed is a bid package for the above captioned property. The data included is for general information purposes and is not guaranteed as to accuracy. Please review the page titled Enclosed Items and let me know if anything is missing.

The property was advertised in the Public Notices section of the State Gazette and The Commercial Appeal on July 29, 2007 and August 5, 2007. Bids are due September 26, 2007 no later than 2:00 PM CDT at the Real Property Administration office in Nashville.

Please contact me at (615) 741-6489 if you need any additional information or have any questions.

Sincerely,

Lorraine C. Walla

Tr. 07-01-028

ENCLOSED ITEMS

Transmittal Letter
Enclosed Items List
Copy of Advertisement
Property Information
Bid Procedure
Bid Form
Deed to the State (3 pages)
Neighborhood Map
Tax Map
Building Sketch
Photos (2 pages)

STATE OF TENNESSEE
REAL ESTATE FOR SALE IN NEWBERN, TN

ALL CASH - "AS IS"
Tr. 07-01--028

The State of Tennessee requests sealed bids for the sale of 8.0 +/- acres improved with a 16,255 +/- SF armory facility located at 300 Hwy. 77 West.

MIMIMUM BID: \$629,895.00

The State of Tennessee will accept sealed bids until 2:00 PM CDT on September 26, 2007, at the address below. The State of Tennessee reserves the right to reject any and all bids.

For property information, bid instructions and bid package, please visit the State website at <http://tennessee.gov/finance/rpa/sales.html> or contact:

Lorraine C. Walla
Finance and Administration
Real Property Administration
312 - 8th Avenue North, 22nd Floor
Nashville, TN 37243-0300
Phone: (615) 741-6489 or (615) 741-2315

STATE OF TENNESSEE TR. 07-01-028
300 Highway 77 West
Newbern, TN

PROPERTY INFORMATION

The Department of Finance and Administration, Office of Real Property Administration, is requesting offers to purchase the subject property by sealed bids. The following data is for information only and accuracy is not guaranteed. Please contact Lorraine C. Walla at (615) 741-6489 if you need any additional information.

LOCATION:	300 Highway 77 West, Newbern, Tennessee
SIZE:	8.0 +/- acres
IMPROVEMENTS:	The main improvement consists of a TN National Guard armory, constructed shortly in or around 1974, being a 16,252 +/- SF concrete block/brick-veneer structure.
UTILITIES:	All municipal utilities available
ZONING:	B-1 (General Business)
ACCESSIBILITY:	Being located in the north-central portion of Dyer County, access to U.S. Highway 51, S.R. Highway 77, U.S. Highway 412, and Interstate 155 is good.
ROAD FRONTAGE:	681.13 +/- total
EASEMENTS:	No adverse easements, encroachments, etc. affecting the subject property are known.
INTEREST CONVEYED:	All right, title and interest by QUITCLAIM DEED
MINIMUM BID:	\$629,895.00
OPENING DATE & TIME:	Septmenber 26, 2007, @ 2:00 PM CDT

STATE OF TENNESSEE TR. 07-01-028
SALE OF 8.0 +/- ACRES IMPROVED WITH AN ARMORY
FACILITY
300 HWY. 77 WEST, NEWBERN, TN

BID PROCEDURE

1. **METHOD:** Sale is to be by the sealed bid method. The State reserves the right to refuse or reject any or all bids.
2. **OPENING:** Sealed bids will be opened September 26, 2007, **at 2:00 p.m.** (Central Daylight Time) at the Real Property Administration office in Nashville, Tennessee. Bids must be received by Real Property Administration no later than the opening time and date. Late bids will be returned unopened.
3. **FORMAT:** The bid must state the amount of the bid and identify the party or entity to whom the property will be conveyed. Bids must be sealed and contain the following information on the bottom left hand corner of the envelope:

BID ENCLOSED:	TR 07-01-028
BID OPENING TIME:	2:00 PM CDT
BID OPENING DATE:	September 26, 2007

4. **SECURITY DEPOSIT:** The bid must include a security deposit by cashier's check, in the amount of five (5%) of the total bid, payable to the State of Tennessee. Security deposits will be deposited the next business day. The security deposit will be applied to the purchase price for the successful bidder. The security deposit will be forfeited if the successful bidder fails to perform. Security deposits will be returned to unsuccessful bidders by separate State warrants.
5. **AWARD OF BID:** Bids will be either accepted or rejected within forty-five (45) days from the bid opening date.
6. **TERMS OF SALE:** The property will be sold "as is" for cash due upon closing. The balance of the purchase price shall be paid by cashier's check payable to the State of Tennessee. All of the State's right, title and interest will be conveyed to buyer by quitclaim deed without any warranties or covenants.
7. **FORWARD BIDS TO:** Lorraine C. Walla
State of Tennessee
Real Property Administration
Real Estate Management
312 8th Avenue North, 22nd Fl.
Nashville, TN 37243-0299

**STATE OF TENNESSEE TRANSACTION 07-01-028
SALE OF REAL PROPERTY AT
300 HIGHWAY. 77 WEST, NEWBERN, TN**

BIDS DUE NO LATER THAN: 2:00 PM CDT, SEPTEMBER 26, 2007

BID FORM

I, _____, submit a bid of
\$_____, for real property commonly designated as 300
Highway 77 West, Newbern, TN.

Enclosed is a cashier's check payable to the State of Tennessee in the amount of
\$_____ which constitutes the required bid deposit of five (5) percent of
my total bid. The balance to be paid upon notification by the State of Tennessee that the
deed has been fully executed and is ready for delivery.

Please **Print** Name(s) Below:

Please **Sign** Name(s) Below:

Please provide below the exact name of the Grantee(s) and the address for notification of
property taxes to be used if you are the successful bidder.

This instrument was prepared by T. T. Weakley, Atty., Dyersburg, Tenn. 38024
REC'D: SEPTEMBER 12, 1972
AT: 10:27 O'CLOCK A.M.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That pursuant to a Resolution adopted by the governing body of the City of Newbern, Tennessee on April 11, 1972, the MAYOR AND ALDERMEN OF NEWBERN, TENNESSEE, by and through its undersigned Mayor and Recorder, do by these presents hereby bargain, sell, alien, transfer and convey unto the STATE OF TENNESSEE, as the sight of a National Guard Armory, the following described real estate situated, lying and being in the 6th Civil District of Dyer County, Tennessee, to-wit:

BEGINNING at a stake in the north right-of-way line of the new Hwy. 77 Dy-Pass around Newbern, said point being the south-east corner of a 4-acre tract conveyed to the City of Newbern by Mrs. Idella Wells Smith on August 14, 1972, by deed recorded in Deed Book 129, page 212-13; thence with said right-of-way line south $86^{\circ}30'$ west, passing the southwest corner of said 4-acre tract at 340.5 feet and continuing an additional 15 feet, in all 355.5 feet, to a stake therein; thence south $83^{\circ}48'$ west with said right-of-way line 100.13 feet to a stake; thence continuing with it south $86^{\circ}30'$ west 225.5 feet to a stake therein, being the southwest corner of the within described real estate; thence north $1^{\circ}30'$ west 515 feet, more or less, to a stake, the northwest corner of the within described real estate; thence north $88^{\circ}16'$ east with the north line of an 8.31 acre tract decreed to the City of Newbern as shown by certified copy thereof recorded in Deed Book 94, pages 41-2, 340.5 feet to a stake, the northwest corner of said 4-acre tract referred to above; thence north $86^{\circ}30'$ east 340.5 feet to a stake, the northeast corner of a 4-acre tract; thence south $1^{\circ}30'$ east with its east line 511 feet to the point of beginning, containing a little more than 8 acres, more or less. Being composed of the entire 4-acre tract conveyed to the City of Newbern by Mrs. Idella Wells Smith by said deed recorded in Deed Book 129, page 212-13, and a portion of said 8.31 acre tract conveyed to it by said decree recorded in Deed Book 94, pages 41-42, both in the Register's Office of Dyer County, Tennessee.

TO HAVE AND TO HOLD the above described real estate together with the privileges and appurtenances thereunto belonging, unto the STATE OF TENNESSEE, its successors and assigns forever.

The grantors covenant with said grantee, its successors and assigns, that it is lawfully seized and possessed of said real estate, that it has a legal right to sell and convey the same, that it is unencumbered, and that they will forever warrant and defend the title to same, unto it, its successors and assigns, against the lawful claims and demands of any and all persons whomsoever.

IN WITNESS WHEREOF, the MAYOR AND ALDERMEN OF NEWBERN, TENNESSEE have caused this instrument to be executed on their behalf

Page 2

by its undersigned Mayor and Recorder on this September 11,
1972.

ATTEST:

MAYOR AND ALDERMEN OF NEWBERN,
TENNESSEE

Robert O. Dunfee
Recorder

BY: Murray Platt
Mayor

STATE OF TENNESSEE
DYER COUNTY

Personally appeared before me, the undersigned, a notary public in and for said county and state, duly commissioned and qualified, MURRAY FLATT and ROBERT O. DUNFEE, with each of whom I am personally acquainted and who, upon their several oaths, acknowledged themselves to be the Mayor and Recorder respectively, of the Mayor and Aldermen of Newbern, Tennessee, a municipal corporation, and that they, being authorized to do so, executed the foregoing Warranty Deed on behalf of said municipal corporation for the purposes therein expressed.

WITNESS MY HAND and notarial seal at office in Newbern, Tennessee, this September 11, 1972.

W.M. Frank, NOTARY PUBLIC.

My Commission Expires: April 8, 1975

RECORDED COPY SENT TO THE OFFICE OF
THE CLERK OF DISTRICT

June 7, 1973

IN THE OFFICE OF THE CLERK OF DISTRICT
18-38-39

Frank
NOTARY PUBLIC

Mayor & Aldermen
of Newbern

To: Deed

State of Tennessee ✓

8 Acres - 6⁷/₈

STATE OF TENNESSEE
Dyer County

Filed 9-12-1972

at 10:28'clock A. M. Noted

In Note Ex. 17 Page 87

Recorded 9-12-1972

In Deed No. 129 Page No. 14-15

Transfer Tax \$

Mortgage Tax \$

Probate Fee

Total Paid \$ 4.00

Receipt No.

James Powell

Register or Dep. Reg.

Date 9-12-72

City of Newbern
State of Tennessee
HAS BEEN PRESENTED TO
THE CLERK FOR ENTRY
ON THE TAX MAP ROLL.

JRK ASSESSED

JZ CLERK

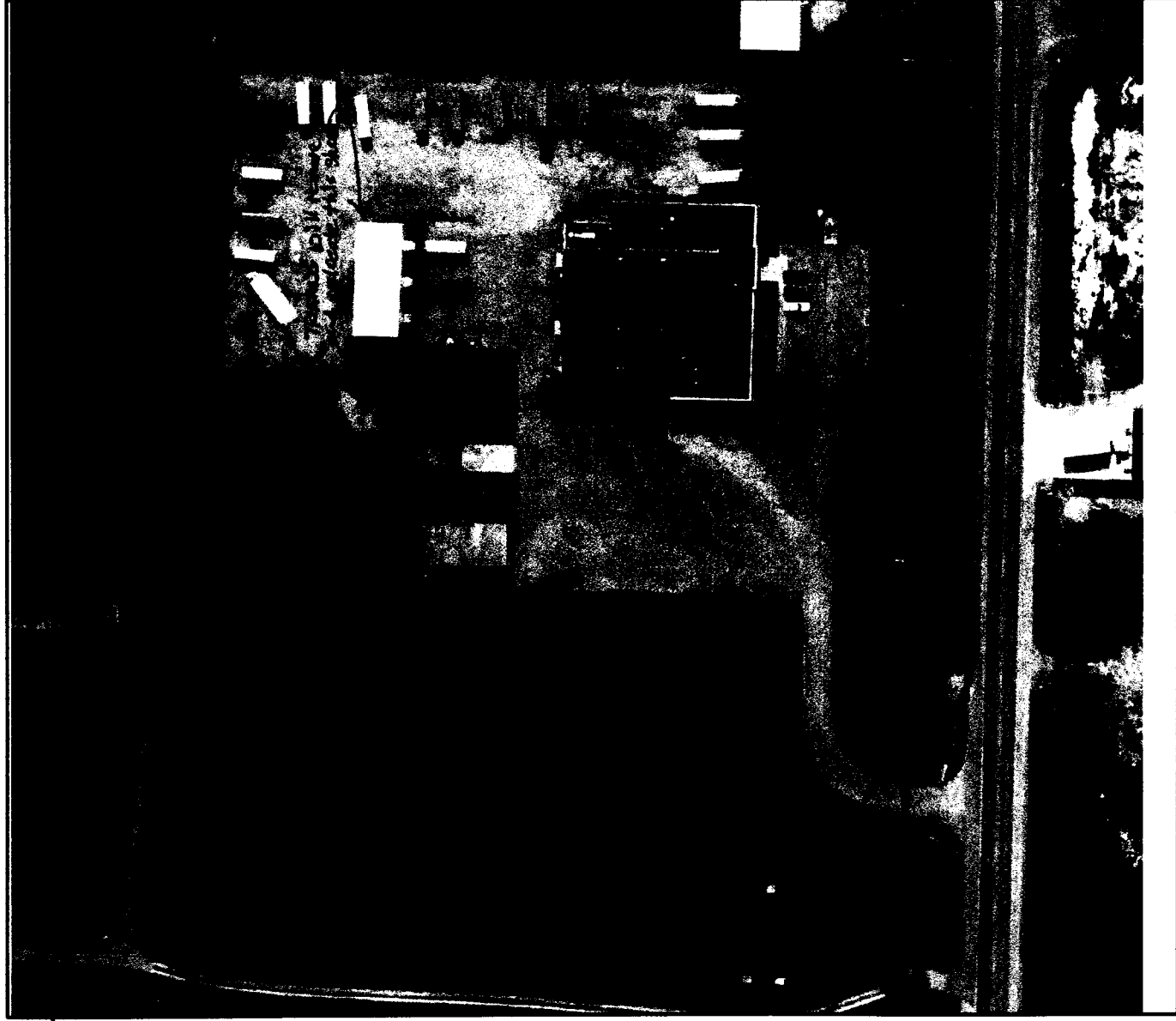
RECEIVED
SEP 18 1972

WEAKLEY & WEAKLEY
ATTORNEYS-AT-LAW
FIRST CITIZENS NATIONAL BANK BUILDING
DYERSBURG, TENNESSEE

NEWBERN

SCALE: 1:1,300

SHEET: NEWBERN
DATE: 14122004
AUTHOR: M. WOODY
GIS MGR: C. ROBERSON



400000m N

4000



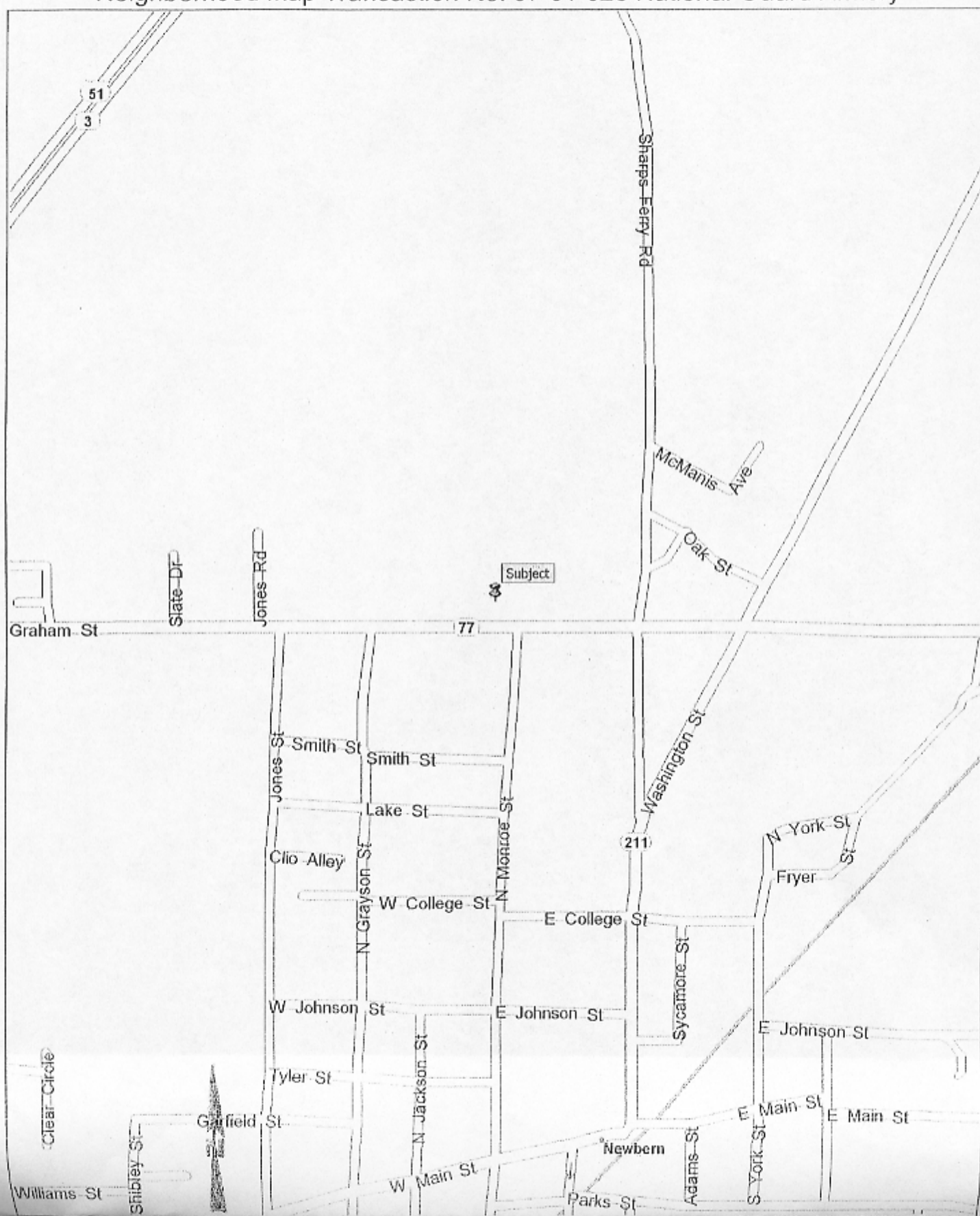
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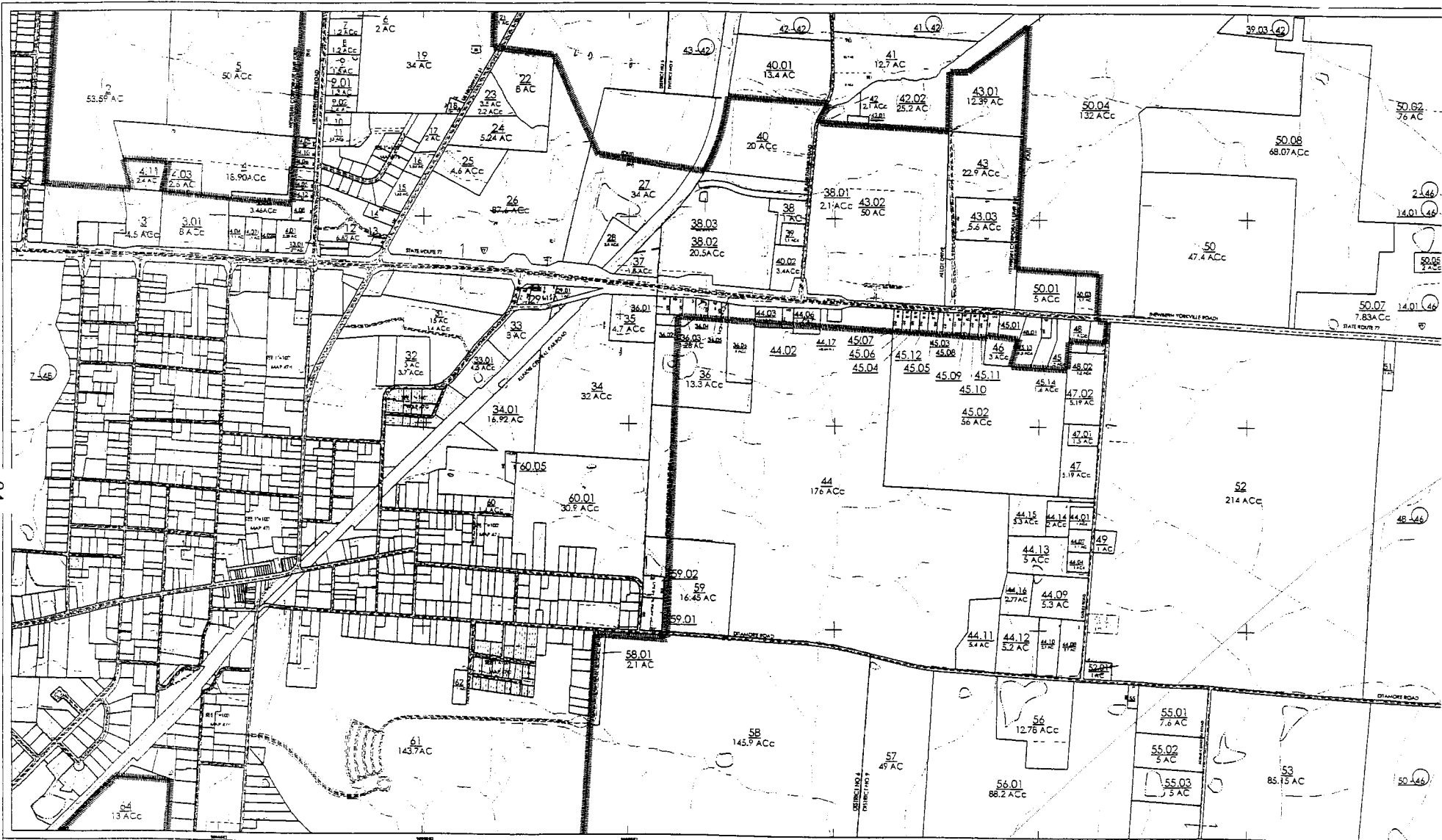


Legend

PROPERTY BOUNDARY

Neighborhood Map Transaction No. 07-01-028 National Guard Armory





400 0 400 800
F441
Scale 1" = 400'

Parcel Boundary

- Parcel Number
- Direct Acreage
- Calculated Acreage
- Deerplot Dimension
- Scaled Dimension
- Surveyed Dimension
- Subd. Lot/Tract No.
- Parcel Hook
- Interior Tract Line
- District Line
- Parcel Line
- Co. Line
- Corp. Limits
- Parcel & Control Map No.
- Cemetery
- Church
- School
- State Line

Planimetric Map

- Road Now
- Railroad Now
- Drive
- Stream
- Pond
- Vegetative Cover
- Street/Road Centerline
- Ridges



041	042	043
048	049	046
063	064	067

DYER COUNTY, TN

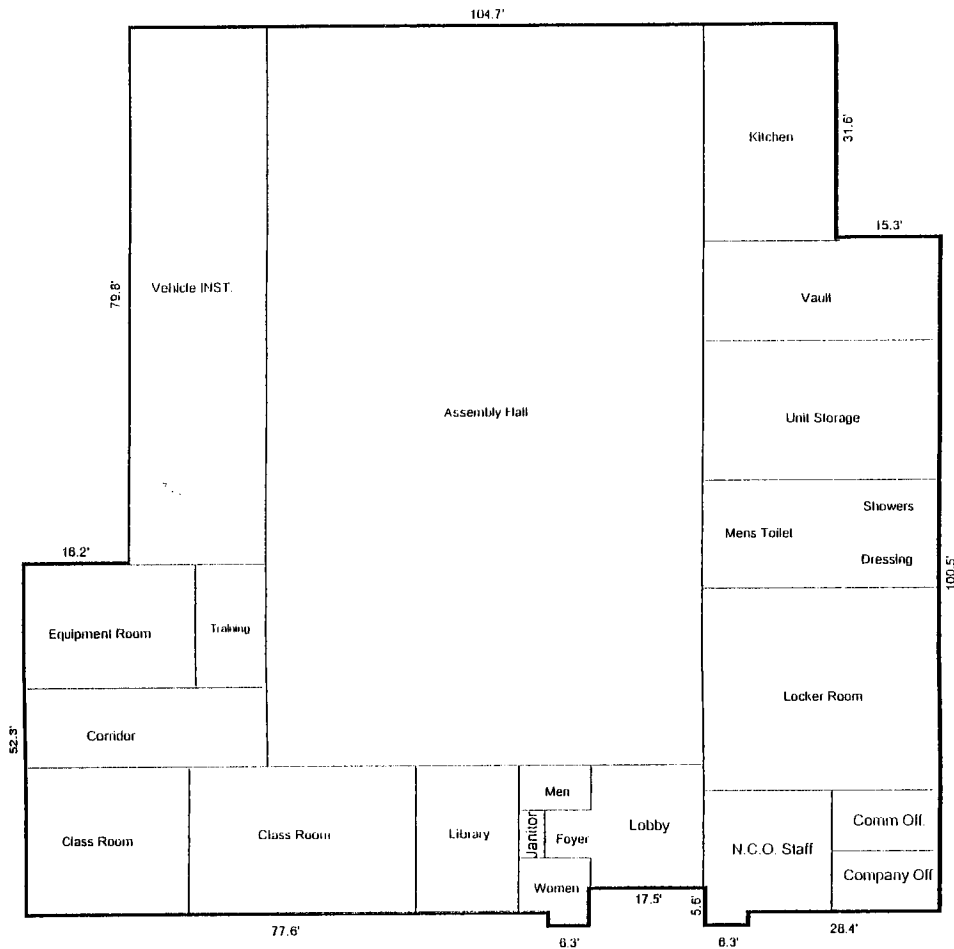
SCALE: 1" = 400'
PHOTO DATE: 2005
COMPILED: 2005
LAST REVISION: June 2005

DISTRICT: 6.9
TN STATE PLANE (4180)
NAD 83 (80) NAVD (88)
CITY OF

MAP NO.
047

Building Sketch (Page - 1)

Owner/Client			
Property Address			
County	State	Zip Code	



Sketch by Apex IV™

Comments:



Driveway Access



View from SR 77

SCALE: 1:1,300

NEWBERN

SHEET: NEWBERN
DATE: 14122004
AUTHOR: M. WOODY
GIS MGR: C. ROBERSON

